



LINCOLN SQUARE

LONDON WC2



SPECIFICATION

KITCHEN

- Kitchen in dark palette option with satin finish timber veneer or light palette in white finish with bespoke detail and integrated lighting
- Stone worktop to island with integrated lighting. Composite stone to perimeter worktop.
- Back painted glass splashback with undermounted stainless steel sink and polished bronze finish mixer tap (dark palette) or chrome finish mixer tap (light palette)
- Wall and base units in light and dark colour palette options (subject to cut-off date)
- Pull-out pan and racked storage to selected apartments where appropriate
- LED downlights to ceiling with concealed LED lights to wall units
- Concealed multigang appliance panel sockets where appropriate

APPLIANCES

- Integrated Miele fridge / freezer
- Integrated Miele multi-function dishwasher, slimline where appropriate
- Integrated Miele multi-function electric combination microwave oven
- Integrated Miele 4 ring induction hob, or larger where appropriate
- Integrated recirculating extractor fan with lighting
- Integrated waste storage
- Freestanding combined washer / dryer within utility cupboard
- Integrated wine fridge where appropriate

NB. Variances occur between apartment types. Please refer to sales team for individual apartment kitchen schedule

BATHROOMS

- Polished limestone wall tiling to bathrooms
- Bespoke limestone vanity unit with undermounted white porcelain basin and timber veneer drawer
- Brushed bronze or polished chrome finish deck mounted mixer taps to master bathroom (wall mounted in cloakroom). Polished chrome finish to guest bathrooms and light palette.
- White enamelled steel undermounted bath with exofill and separate retractable hand shower attachment
- Limestone surround to bath
- Bespoke mirror-faced cabinet with integrated shelving, shaver socket and demister pads
- Shower with brushed bronze finish concealed thermostatic mixer / diverter, with ceiling mounted shower head, and hand shower set (polished chrome to guest bathrooms)
- Walk in shower with honed limestone flooring
- Frameless glass shower door
- Niches to shower areas with concealed LED strip lighting
- Wall mounted concealed cistern WC with soft close seat and dual flush plate
- Towel rail with heated wall panel
- Light and dark palette options (subject to cut-off date)
- Large format porcelain tile to floor
- Underfloor heating
- LED downlights to ceiling, with integrated LED strip lighting to mirror cabinet and niches
- Accessories include brushed bronze finish toilet roll holder and robe hooks (polished chrome to guest bathrooms)

NB. Variances occur between apartment types. Please refer to sales team for individual apartment bathroom schedule

FLOORS

- Premium grade engineered timber flooring living area and master bedroom
- High quality 100% wool carpet to master dressing room, where appropriate and guest bedrooms
- Large format porcelain tile to kitchens, where appropriate
- Large format marble or stone tiles to entrance halls where appropriate

WOODWORK

- Painted or natural finish timber skirting and architraves to match internal door finish where appropriate

DOORS

- Veneered hardwood, solid-core entrance doors. High-quality brushed bronze door furniture
- Painted panel internal doors with high quality brushed bronze door furniture (polished chrome in light palette option)

WARDROBES

- Timber veneered master wardrobes with internal fittings, drawers, hanging rail and automatic lighting
- Guest wardrobes in satin finish lacquer with a laminate carcass and automatically operated lighting

HEATING AND COOLING

- The building is served by the wider development's communal heating and chilled water network, providing metered heating, cooling and hot water to all apartments.
- Under-floor heating to all reception rooms, bedrooms and associated bathrooms in all apartments
- Comfort cooling provided by fan coil units to reception rooms and bedrooms in all apartments

ELECTRICAL

- 5 amp lighting and 13 amp power circuits
- Lighting switch plates and socket outlets in high-quality finish

LIGHTING

- Lighting will generally comprise of low energy LED luminaries
- Dimmable lighting control with scene setting to principal rooms with ability for remote tablet control
- Feature ceiling cove detail with concealed lighting in selected locations
- Provision for table and floor lamps to be connected to a 5 amp lighting circuit in reception rooms and bedrooms
- Prewired for future pendant lighting by purchaser to living area and entrance hall, where appropriate

SECURITY, AV, TELEPHONE AND DATA SYSTEMS

- Secure access card system to common areas
- Pas 24 compliant, key-operated multipoint locking system or 5-lever mortice deadlock and rim lock
- CCTV monitoring to key common areas
- Entry system to all apartments with link to concierge
- Front door bell at apartment entrance door with spy hole
- Wiring routes provided to principal apartment entry points for future intruder alarm system
- All apartments will have provision for a BT telephone and high speed fibre internet connection*
- Television points to reception room and principal bedroom with terrestrial and satellite provider services
- Telephone and data points to all reception rooms and bedrooms
- Prewired for future home integration system
- All apartments provided with mains supply smoke detectors and heat detectors, and domestic sprinkler system

*Subject to a service provider connection and agreement

FLOOR TO CEILING HEIGHTS

- Ceiling heights of up to 2.78 metres depending on apartment type

RESIDENTS AMENITIES

Residents will benefit from a full range of lifestyle services and amenities including:

- **Interior designed double height entrance lobby:**
 - Bespoke feature chandelier
 - Bespoke concierge desk
 - Patricia Urquiola designer furnishings
- Five star 24/7 concierge service
- Landscaped courtyard garden with water feature
- Residents' Club and library
- Snooker room
- 24 seat private cinema
- Two private dining rooms (each seating 12, or combined to seat up to 36) with AV provision and dedicated catering warming kitchen

- **Health Club to include:**

- Fully equipped gym
- Private training rooms
- 25m pool
- Vitality pool
- Steam, sauna and mist showers
- Female only steam, sauna and mist showers
- Private treatment rooms with dedicated relax area
- Changing rooms with shower facilities

*Available for purchase by separate negotiation

BALCONIES/TERRACES

- Well-proportioned glass / steel balconies and terraces to apartments where indicated, accessed by opening or sliding glazed doors
- Stone paving to balconies and terraces with level threshold

LIFTS

- Two passenger lifts serve each core providing access to all residential floors, parking level and amenity level

CAR PARKING

- Secure car parking available
- Charging points for electric vehicles
- Secure cycle storage

ENTRANCE LOBBIES

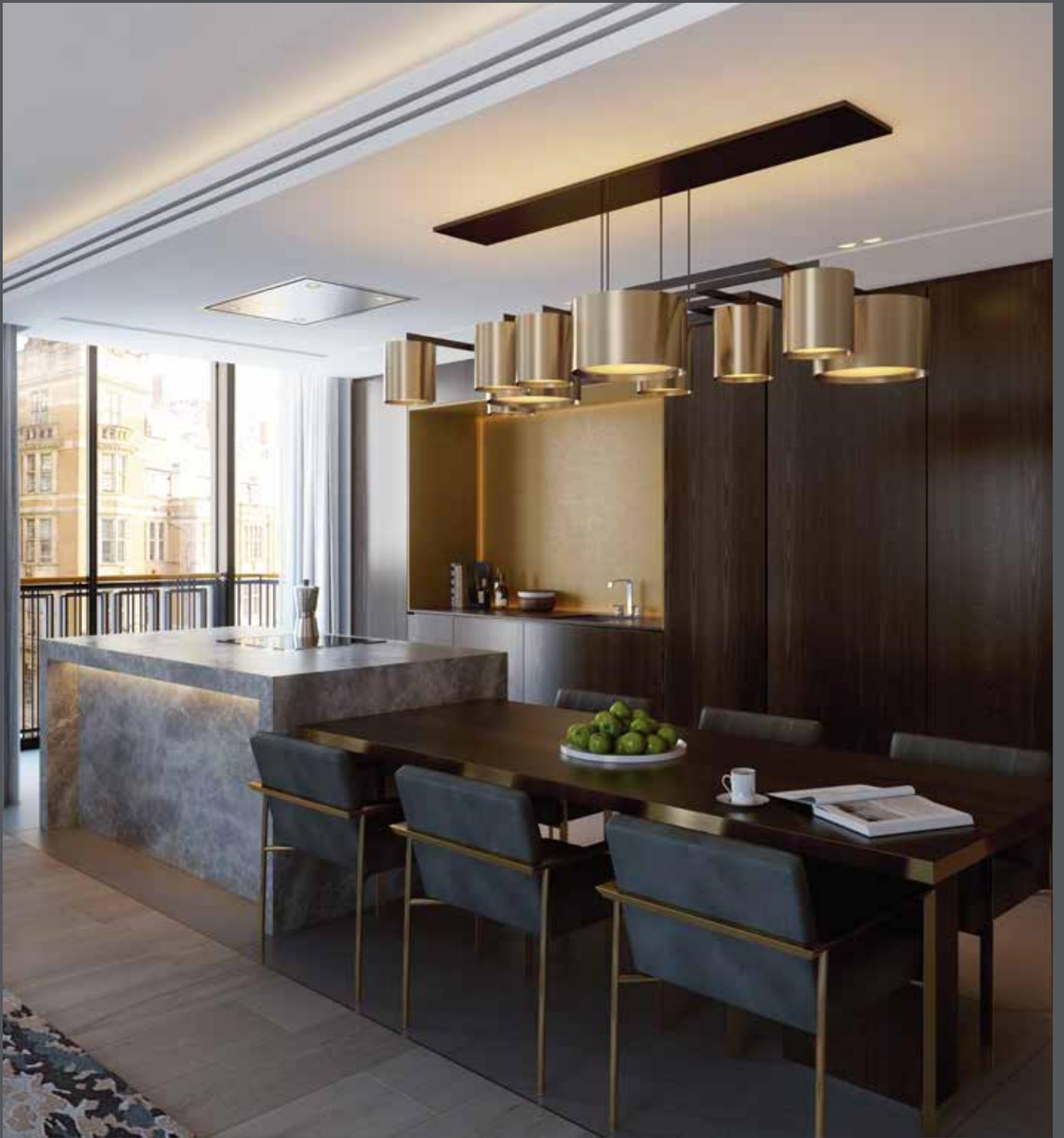
- Two spacious, double height entrance lobbies, each serving two cores
- Glass doors to street and courtyard
- Feature floor and walls
- Bespoke concierge desk
- Comfortable waiting area for guests
- Bespoke feature lighting

SUSTAINABILITY

- All apartments have been designed and built to a high sustainable standard. All properties achieve a Code for Sustainable Homes (CSH) rating of Level 4

PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10 year NHBC warranty



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